

New Orleans Historic District Landmarks Commission
Meeting Minutes

Date: March 16, 2017

Location: City Council Chamber, 1st floor, 1300 Perdido Street, New Orleans, Louisiana.

Called to order: 1:10 p.m.

Adjourned: 5:00 p.m.

Commissioners present: Jennifer Greene, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Renee Lapeyrolerie.

Commissioners arriving after beginning of the meeting: Anne Redd

Commissioners absent: Westley Bayas, Katye Fayard, John Deveney, Andrew P. Sanchez, Tony French

I. Minutes of the February 2, 2017 meeting.

Motion: Approve the Minutes.

By: Renee Lapeyrolerie

Second: Ed de Montluzin

Result: Passed

In favor: Jennifer Greene, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Renee Lapeyrolerie.

Opposed:

Comments:

II. Consent Agenda

Motion: Approve the Consent Agenda.

By: Heather Szapary

Second: Calvin Alexander

Result: Passed

In favor: Jennifer Greene, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Renee Lapeyrolerie

Opposed:

Comments

III. Old Business Work Applications

A. 2400 St. Charles Avenue

Application: John C. Williams, applicant; Joseph G Jr Landrieu, owner; Enlarge 4th floor conditioned space of previously approved 24,400 sq.ft. multi-story, multi-family residential building.

Motion: Defer action to 2:00 p.m.

By: Ed de Montluzin

Seconded: Greg Hackenberg

Result: Passed

In favor: Jennifer Greene, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Renee Lapeyrolerie

Opposed:

Comments:

B. 2257 Bayou Road

Application: Donald Maginnis, applicant; James G Derbes, owner; Construct new 950 SF accessory building.

Motion: Defer action on this application until such time that other agencies, i.e. City Planning Commission and the Board of Zoning Adjustments, may act on this matter. Once there is resolution with all applicable agencies, contact the HDLC so that this project may be placed on a subsequent HDLC hearing agenda.

By: Jeanne Nathan

Seconded: Renee Lapeyrolerie

Result: Passed

In favor: Jennifer Greene, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Renee Lapeyrolerie

Opposed:

Comments:

At this time Anne Redd arrived.

IV. New Business Work Applications

A. 501 Elysian Fields Avenue

Application: Francisco Alecha, applicant; 501 Efa Hotel LLC, owner; Appeal of ARC denial of partial demolition of two existing warehouses and new construction of 75,000 SF four-story hotel.

Motion: Defer application to April, 2017 meeting.

By: Jennifer Greene

Seconded: Anne Redd

Result: Passed

In favor: Jennifer Greene, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Renee Lapeyrolerie, Anne Redd

Opposed:

At this time, The Commission took up Item III. A.

III. A. 2400 St. Charles Avenue

Application: John C. Williams, applicant; Joseph G Jr Landrieu, owner; Enlarge 4th floor conditioned space of previously approved 24,400 sq.ft. multi-story, multi-family residential building.

Motion: Defer action on this application for 60 days to allow you to meet with the neighbors. Please provide minutes of the meeting to be submitted to the Commission prior to the next scheduled meeting.

By: Anne Redd

Seconded: Ed de Montluzin

Result: Passed

In favor: Jennifer Greene, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Renee Lapeyrolerie, Anne Redd

Opposed:

At this time, the Commission returned to the regular agenda.

IV. B. 1531 Jackson Avenue

Application: Tamy Delcambre, applicant; Avenuemanagement Jackson, owner; Install stucco over existing painted brick at the service wing of a significant rated building.

Motion: This item was withdrawn.

C. 532 Jackson Avenue

Application: Daniel Mcelmurray, applicant; Avenue Foundation, Inc Jackson, owner; Appeal of ARC denial to construct a two story, two family, residential building.

Motion: Defer action on this application until the next Commission meeting so that you may work with staff on an appropriate design solution.

By: Greg Hackenberg

Seconded: Calvin Alexander

Result: Passed

In favor: Jennifer Greene, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Renee Lapeyrolerie, Anne Redd

Opposed:

D. 6 Press Street

Application: The NOCCA Institute, applicant; Alabama Greatsouthern R R The, owner; Install new mural on existing masonry wall.

Motion: Approve the application for the installation of a mural.

By: Greg Hackenberg

Seconded: Jeanne Nathan

Result: Passed

In favor: Jennifer Greene, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Renee Lapeyrolerie, Anne Redd

Opposed:

V. Old Business Demolition Applications

A. 1118 Congress Street

Application: Demolition of building.

Motion: Defer action on this application until the next Commission meeting to allow for an interior inspection of the building.

By: Renee Lapeyrolerie

Seconded: Calvin Alexander

Result: Passed

In favor: Jennifer Greene, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Renee Lapeyrolerie, Anne Redd

Opposed:

VI. New Business Demolition Applications

A. 718 Alabo Street

Application: Code Enforcement City Of New Orleans, applicant; Curtis Jr Coleman, owner; Demolition of an existing one-story residential building.

Motion: Approve the application for demolition.

By: Anne Redd

Seconded: Ed de Montluzin

Result: Passed

In favor: Jennifer Greene, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Renee Lapeyrolerie, Anne Redd

Opposed:

B. 722 Alabo Street

Application: Code Enforcement City Of New Orleans, applicant; Cynthia M Coleman, owner; Demolition of existing one-story residential building.

Motion: Approve the application for demolition.

By: Calvin Alexander

Seconded: Ed de montluzin

Result: Passed

In favor: Jennifer Greene, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Renee Lapeyrolerie, Anne Redd

Opposed:

C. 3700 N Rampart Street

Application: Joseph M Lavigne, applicant; 3700 N Rampart LLC, owner; Demolition of existing one-story residential building.

Motion: Approve the application for demolition, pending ARC and Commission approval of the new construction design. The demolition permit will be issued concurrently with the final building permit.

By: Calvin Alexander

Seconded: Jeanne Nathan

Result: Passed

In favor: Jennifer Greene, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Renee Lapeyrolerie, Anne Redd

Opposed:

D. 2635 St. Ann Street

Application: Casey Valadie, applicant; Casey N Valadie, owner; Demolition of one-story single-family residential building.

Motion: Approve the application for demolition.

By: Renee Lapeyrolerie

Seconded: Jeanne Nathan

Result: Passed

In favor: Jennifer Greene, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Renee Lapeyrolerie, Anne Redd

Opposed:

E. 3110 St. Ann Street

Application: Casey Valadie, applicant; Casey N Valadie, owner; Demolition of one-story single-family residential building.

Motion: Defer action on this application for sixty (60) days so that you may work with Staff to investigate renovation strategies rather than demolish an existing historic structure.

By: Jeanne Nathan

Seconded: Jennifer Greene

Result: Passed

In favor: Jennifer Greene, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Renee Lapeyrolerie, Anne Redd

Opposed:

F. 721 Jordan Avenue

Application: Jack Sullivan, applicant; Vachroan R Johnson, owner; Demolition of existing one-story residential building.

Motion: Approve the application for demolition after the fact and levy a fine of \$1000.00

By: Calvin Alexander

Seconded: Jeanne Nathan

Result: Passed

In favor: Jennifer Greene, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Renee Lapeyrolerie, Anne Redd

Opposed:

VII. Old Business Retention Applications

A. 3143-45 N. Villere Street

Application: Retention of inappropriate batten shutters, removal of glass pane from pane-over-panel door, and removal of ridge tiles.

Motion: Deny the application for retention. Grant one year for replacement of the glass pane in the left side front door and the ridge tiles at the front overhang. The batten shutters at the front windows will need to be removed or replaced with appropriate louvered or paneled shutters.

By: Renee Lapeyrolerie

Seconded: Jennifer Greene

Result: Passed

In favor: Jennifer Greene, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Renee Lapeyrolerie, Anne Redd

Opposed:

VIII. New Business Retention Applications

A. 1716 S. Rampart Street

Application: Loretta Katherine Harmon, applicant; Matthew T Holdren, owner; Retention of installation of new porch and renovation of significant rated building without a CofA.

Motion: Allow retention.

By: Greg Hackenberg

Seconded: Calvin Alexander

Result: Passed

In favor: Jennifer Greene, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Renee Lapeyrolerie, Anne Redd

Opposed:

B. 1624 Pauger Street

Application: Malachi Hull, applicant; James C Lauga, owner; Retention of inappropriate windows and fence.

Motion: Deny the application for retention.

By: Heather Szapary

Seconded: Calvin Alexander

Result: Passed

In favor: Jennifer Greene, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Renee Lapeyrolerie, Anne Redd

Opposed:

C. 1933 Sophie Wright PLace

Application: Sarah Killen, applicant; Desire D LLC, owner; Retention of mural and security lights installed without a CofA.

Motion: Defer action on this application until the next Commission meeting so that you may work with staff and City Planning.

By: Jennifer Greene

Seconded: Calvin Alexander

Result: Passed

In favor: Jennifer Greene, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Jeanne Nathan, Renee Lapeyrolerie, Anne Redd

Opposed:

D. 2385 Rousseau Street

Application: Retention of mural painted on the front elevation of residential building without a CofA.

Motion: Deny the application for retention of a mural painted on the front of a residential building.

By: Greg Hackenberg

Seconded: Ed deMontluzin

Result: Passed

In favor: Jennifer Greene, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Renee Lapeyrolerie, Anne Redd

Opposed: Jeanne Nathan

E. 1476 Marais Street

Application: Retention of inappropriate door, two (2) A/C dispenser units and conduits on right side wall, vent stacks on left side wall, and inappropriate horizontal board fence.

Motion: This item was withdrawn.

F. 721 Flood Street

Application: Retention of inappropriate handrails.

Motion: Deny the application for retention but allow 180 days to bring your handrails into compliance.

By: Calvin Alexander

Seconded: Jennifer Greene

Result: Passed

In favor: Jennifer Greene, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Renee Lapeyrolerie, Anne Redd, Jeanne Nathan

Opposed:

G. 1002 Pleasant Street

Application: Retention of the removal of gutters.

Motion: Defer action on this application for one year, to allow for the applicant and staff to work out a solution.

By: Greg Hackenberg

Seconded: Jennifer Greene

Result: Passed

In favor: Jennifer Greene, Heather Szapary, Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Renee Lapeyrolerie, Anne Redd, Jeanne Nathan

Opposed:

H. 1464 N. Claiborne Avenue

Application: Retention of inappropriate railings and inappropriate security doors

Motion: This item was withdrawn.

I. 830 Josephine Street

Application: Retention of inappropriate railings and inappropriate security doors

Motion: This item was withdrawn.

IX. HDLC Reports and Communications